

CERTIFICATE OF APPROPRIATENESS

Application Date: November 17, 2016

Applicant: Alexander Ridgeway of Brickmoon Design for David P. Frizell Jr. owner

Property: 501 Heights Boulevard, lot 12, block 291, Houston Heights Subdivision. The property includes a historic 1,689 square foot, one-story wood frame single-family residence situated on a 5,900 square foot (50' x 118') corner lot.

Significance: Contributing Bungalow style residence, constructed circa 1930, located in the Houston Heights Historic District South. The residence is being converted into a law office which requires ADA access.

Proposal: Alteration – Door

Applicant was granted an administrative approval in November 2016 for an ADA ramp. The applicant is now proposing the following:

- Widen the front door opening from 2'-8" wide by 6'-8" tall to 3' wide by 6'-8" tall so the door opening will be in compliance with ADA guidelines.
- Replace non-original door with a craftsman-style door.
- Replace non-original trim around door opening with similar style trim that is present.

See enclosed application materials and detailed project description on p. 3-11 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S	D	NA		S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)	The proposed activity must retain and preserve the historical character of the property; <i>Generally, altering original openings is not appropriate. However, staff is in support of widening the door opening for ADA access since minimal historic material will be lost and the current front door is not original. The new proposed door for the opening is compatible.</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.		



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park

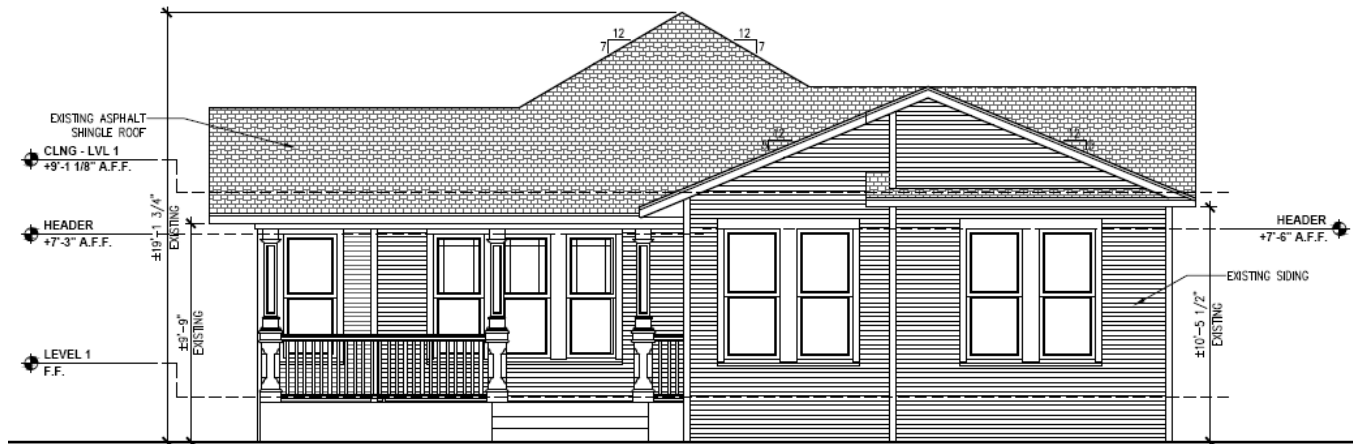


INVENTORY PHOTO

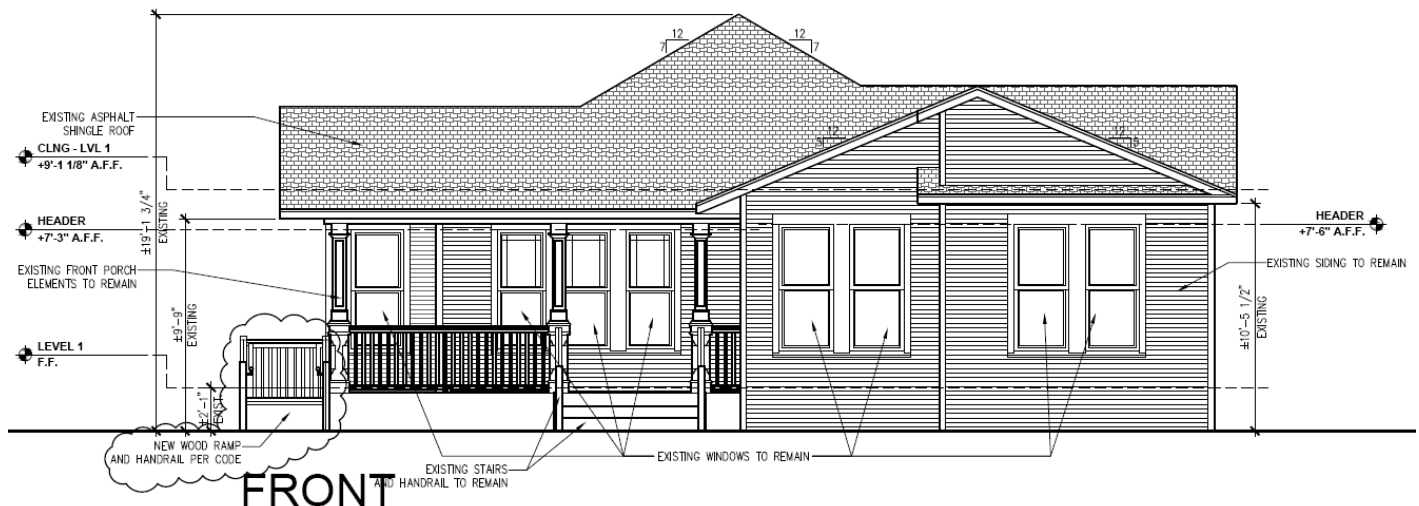


EAST FRONT ELEVATION FACING HEIGHTS BLVD.

EXISTING



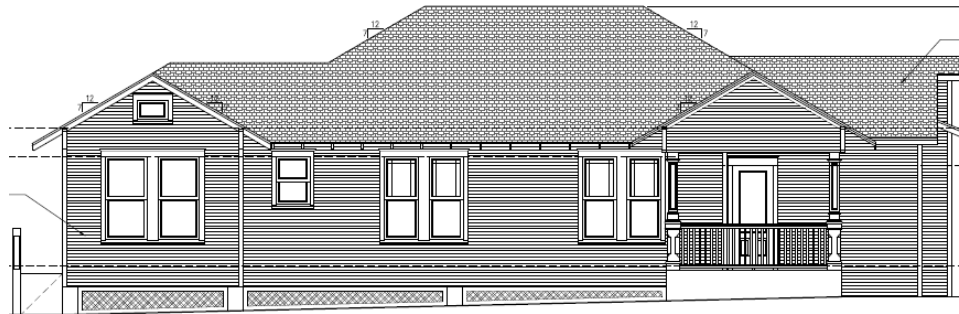
PROPOSED



FRONT

SOUTH SIDE ELEVATION FACING WEST 5th STREET

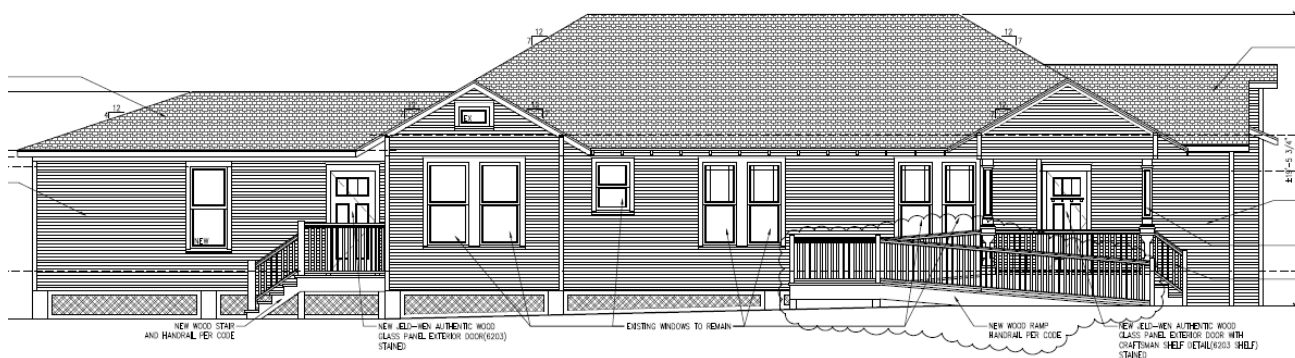
EXISTING



APPROVED- APRIL 2015



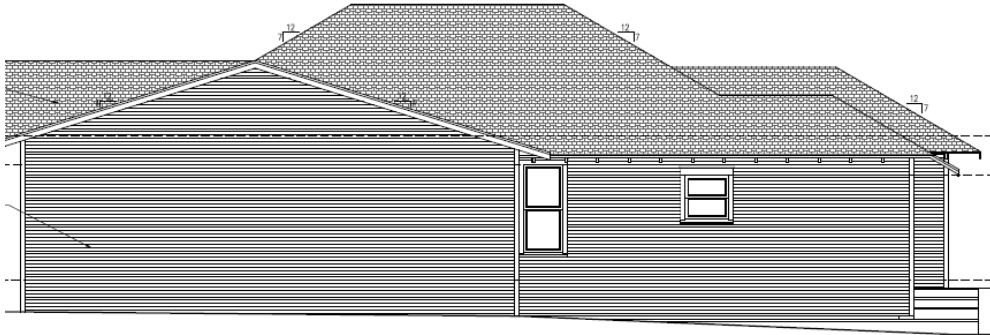
PROPOSED- NOVEMBER 2016



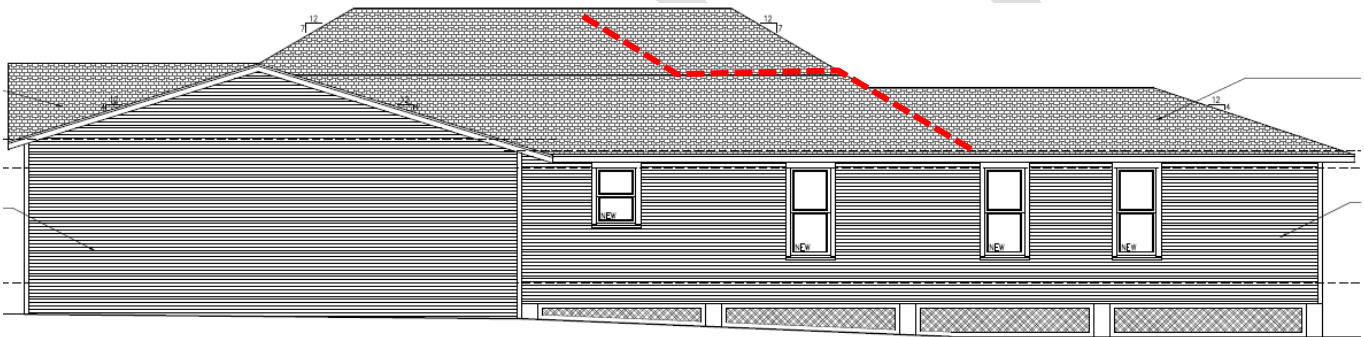
LEFT

NORTH SIDE ELEVATION

EXISTING



APPROVED- APRIL 2015



WEST (REAR) ELEVATION

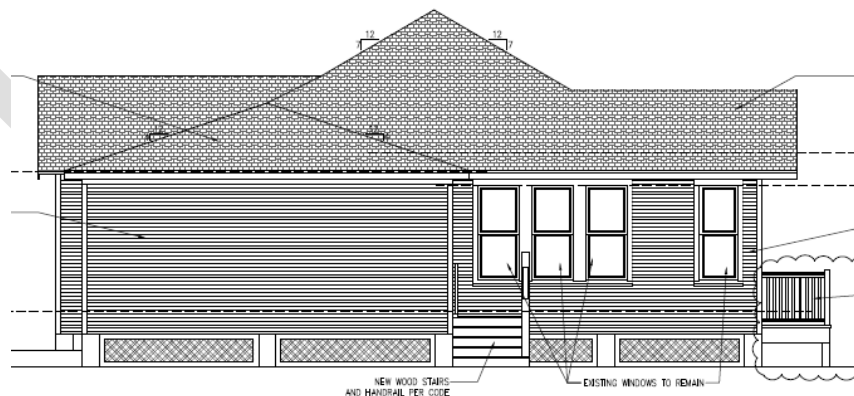
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REAR

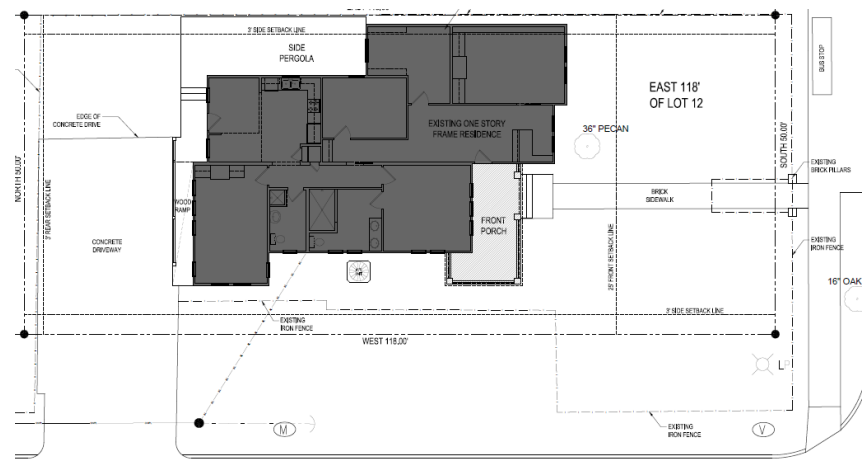
NEW WOOD STAIRS
AND HANDRAIL PER CODE

EXISTING WINDOWS TO REMAIN

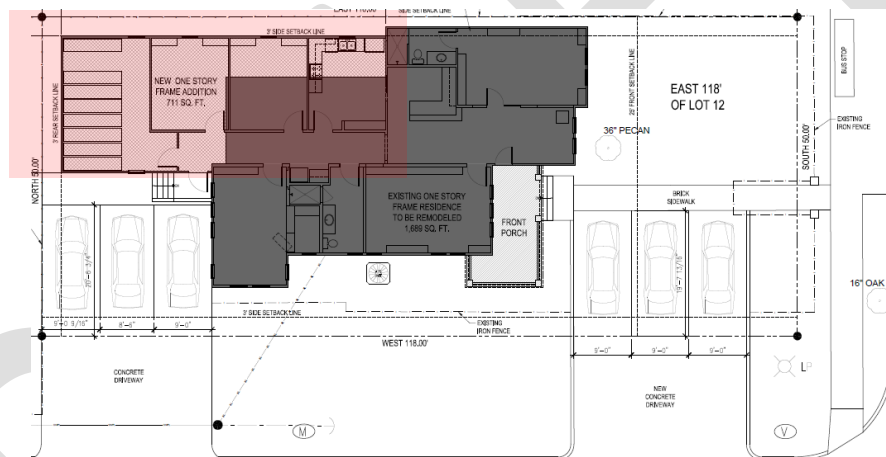


SITE PLAN

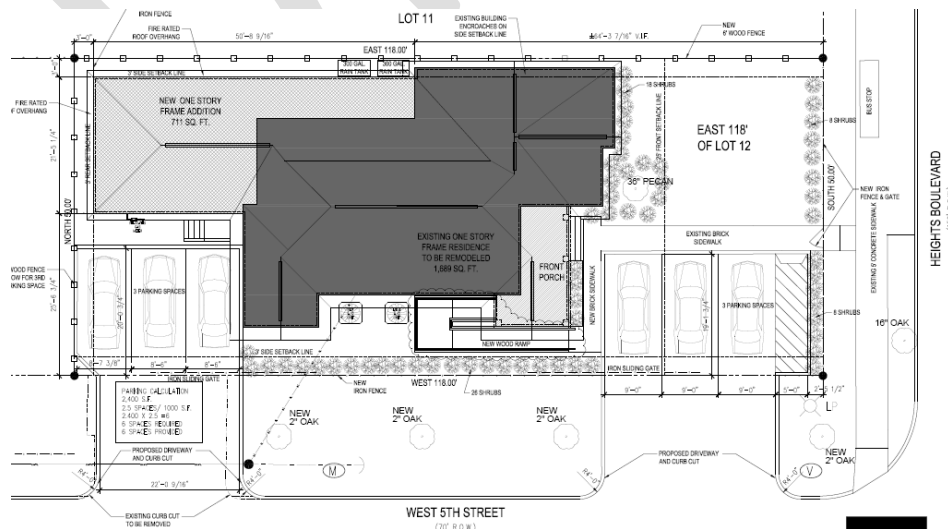
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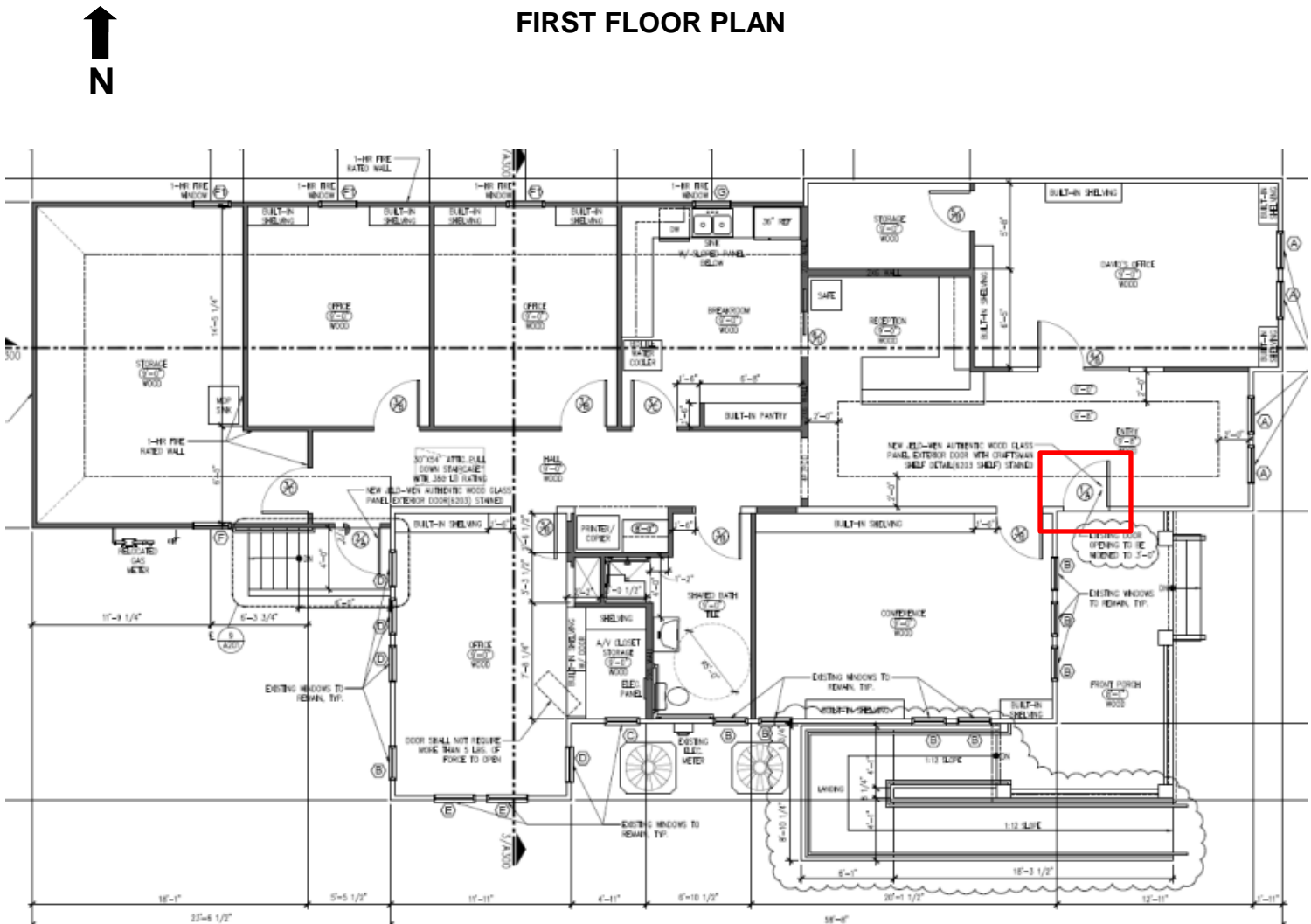
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FIRST FLOOR PLAN



FRONT DOOR

EXISTING



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DOOR SCHEDULE

DOOR SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR	NEW DOOR IN WIDENED OPENING, FRONT DOOR W/ CLOSER (T)
②	1	3'-0"	6'-8"	EXTERIOR	NEW DOOR, BACK DOOR W/ CLOSER (T)
③	7	3'-0"	6'-8"	INTERIOR	NEW DOORS, STORAGE, OFFICES, SHARED BATH, CONFERENCE
④	1	(2)3'-0"	6'-8"	INTERIOR	NEW DOUBLE DOOR, DAVID'S OFFICE
⑤	1	2'-8"	6'-8"	INTERIOR	NEW DOOR, STORAGE
⑥	1	3'-0"	6'-8"	POCKET DOOR	NEW DOOR, BREAK ROOM, 2x6 WALL